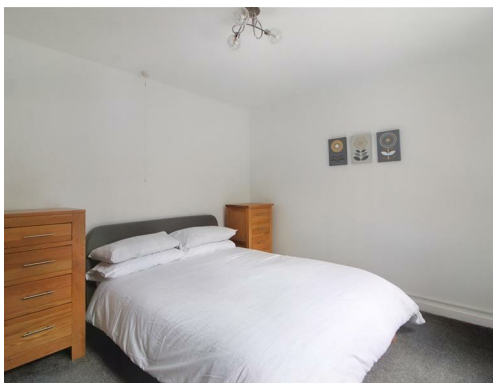


29 Croft Head,  
Skelmanthorpe HD8 9EB

PCM  
£625 PCM



THIS IS A MODERN, ONE BEDROOM APARTMENT WITH GARDENS AND PARKING.  
AVAILABLE TO RENT IMMEDIATELY. BOND £720. NO SMOKERS.

PAISLEY  
PROPERTIES

### **OPEN PLAN LIVING KITCHEN 21'4" apx x 12'6" max**

You enter the property through a part glazed uPVC door into this wonderful open plan living room and kitchen.

The kitchen is fitted with stylish white gloss wall and base units with laminate wood effect work surfaces, matching upstands, a circular stainless steel sink with mixer tap and drainer. There is an electric oven, four ring gas hob and concealed extractor fan alongside an under unit fridge freezer and space for a washing machine. A window above the sink looks out over the front garden and street beyond and there is laminate grey wood effect flooring.

A breakfast bar, ideal for informal dining, separates the kitchen from the living area. This carpeted space has an electric pebble effect fire, offers plenty of room for freestanding items of furniture and has a large front facing window with deep sill. It can be let with a sofa bed if required.

A door leads through to the inner hall.



### **INNER HALL 3'10" apx x 2'10" apx**

Doors from here lead to the living room, bedroom, bathroom and store cupboard.

### **BEDROOM 10'8" apx x 9'7" apx**

This generously sized double bedroom has a double bed and chest of drawers and boasts a rear facing window which looks out over the pebbled garden. A door leads to the inner hall.



### **BATHROOM 7'0" apx x 7'0" apx**

Fitted with a contemporary three piece suite including bath with mixer tap and duel head shower over, hand wash basin which sits upon a dark wood effect vanity unit and a concealed unit W.C this modern space has PVC wall panels, an obscure glazed rear facing window, laminate tile effect flooring and a door which opens to the inner hall.



### **STORE ROOM**

This handy store cupboard is ideal for house hold items, coats and shoes and has useful fitted shelves. There is also a boiler in here which provides hot water. Each of the rooms has individual electric wall heaters.

## **GARDENS**

To the front there is a lawned garden with pebbled area and to the rear is a secluded pebbled garden perfect for a bistro set. There is also a good sized storage shed.



## **DRIVEWAY**

Running alongside the flat this long driveway provides off road parking for multiple vehicles.

## **NEW LETTINGS INFORMATION**

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings. Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property. You are advised to check availability and book a viewing appointment prior to travelling to view.

Some of our properties do accept pets and DSS but you are advised to check this before arranging any viewings. In some cases landlords may request a higher monthly rent to allow for pets. We do not allow smoking in any of our properties.

As of the 1st June 2019 there will be no referencing fees for tenants but we do ask that you are committed to renting the property before applying as fees will be incurred by the landlord and Paisley Properties in order to carry out thorough credit referencing.

We may ask for a holding deposit equivalent to approximately 1 weeks rent, terms and condition apply and will be provided upon application.

We always charge a deposit which is no more than the equivalent of five weeks rent. Please check the individual property for deposit amounts. All our deposits are held in a separate insured account held by the Deposit Protection Scheme (DPS).

### **PAISLEY PROPERTIES**

We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

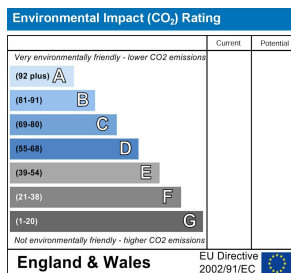
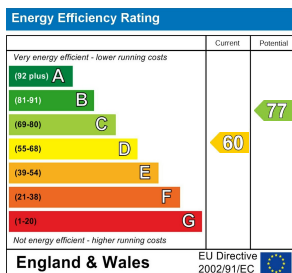
### **PAISLEY MORTGAGES**

Harry Mason at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Harry, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

### **PAISLEY SURVEYORS**

We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / [office@paisley-surveyors.co.uk](mailto:office@paisley-surveyors.co.uk) for a free, no obligation quote or for more information.



[www.paisleyproperties.co.uk](http://www.paisleyproperties.co.uk)

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